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Results and Recommendations

September 2015

Study Overview

33 sites studied

Different day and evening times

Completed over 14 months in 2014-15

Single and mixed uses sites

- Commercial
- Residential
- Office



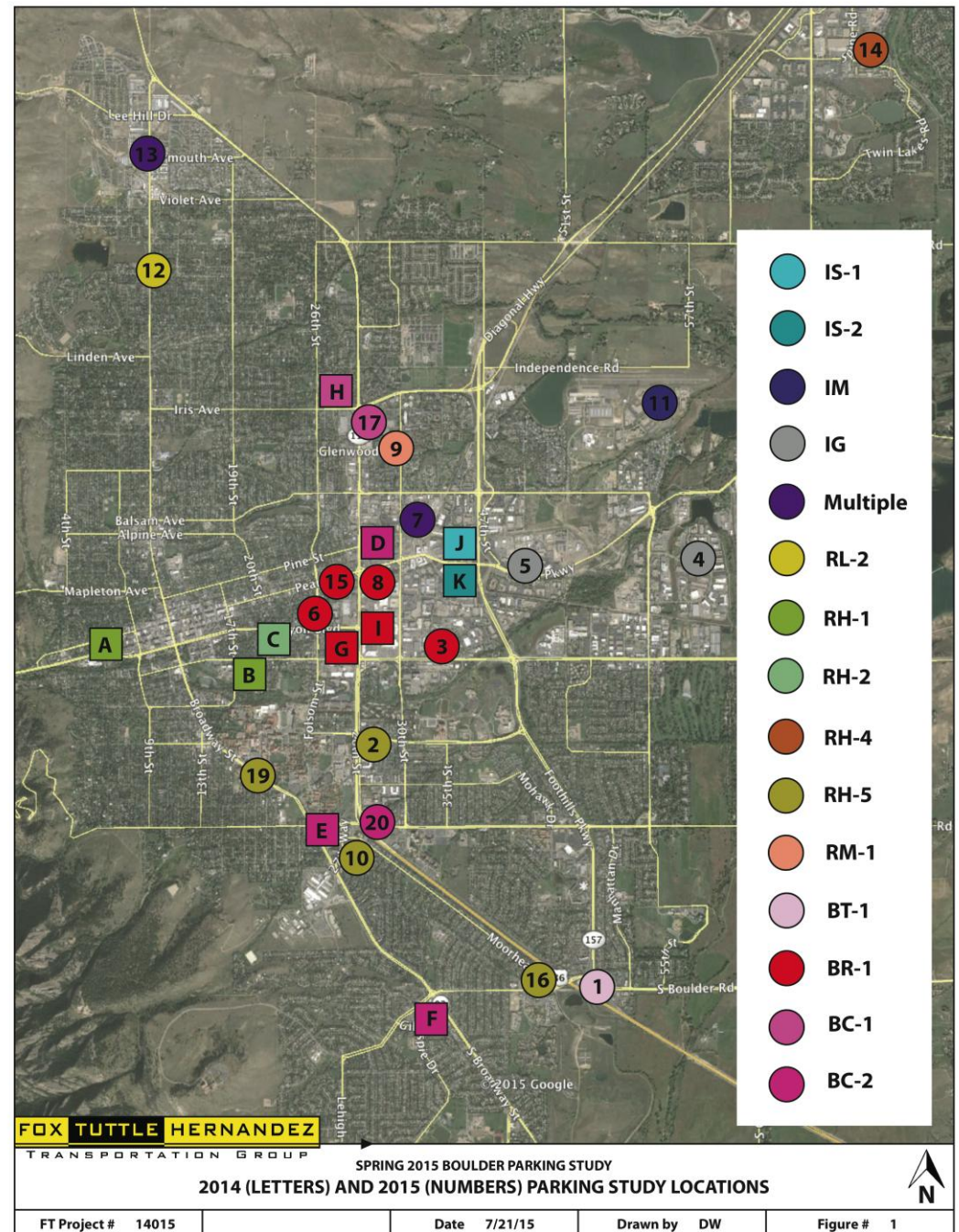
Study Locations

Summer 2014

- 6 commercial
- 3 residential
- 2 industrial
- CU not in session

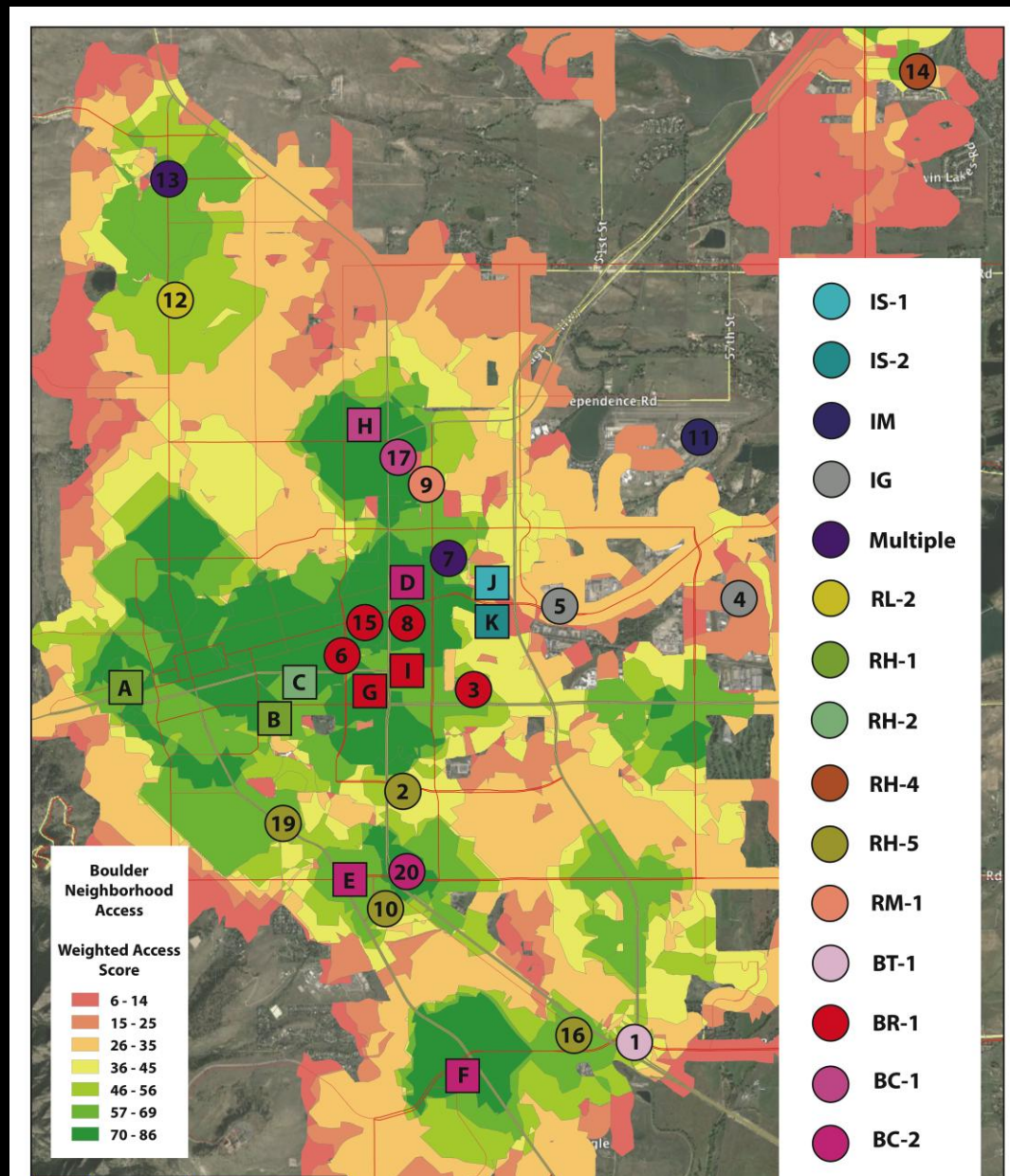
Spring 2015

- 6 commercial
- 5 office
- 8 residential
- 3 mixed-use
- CU in session

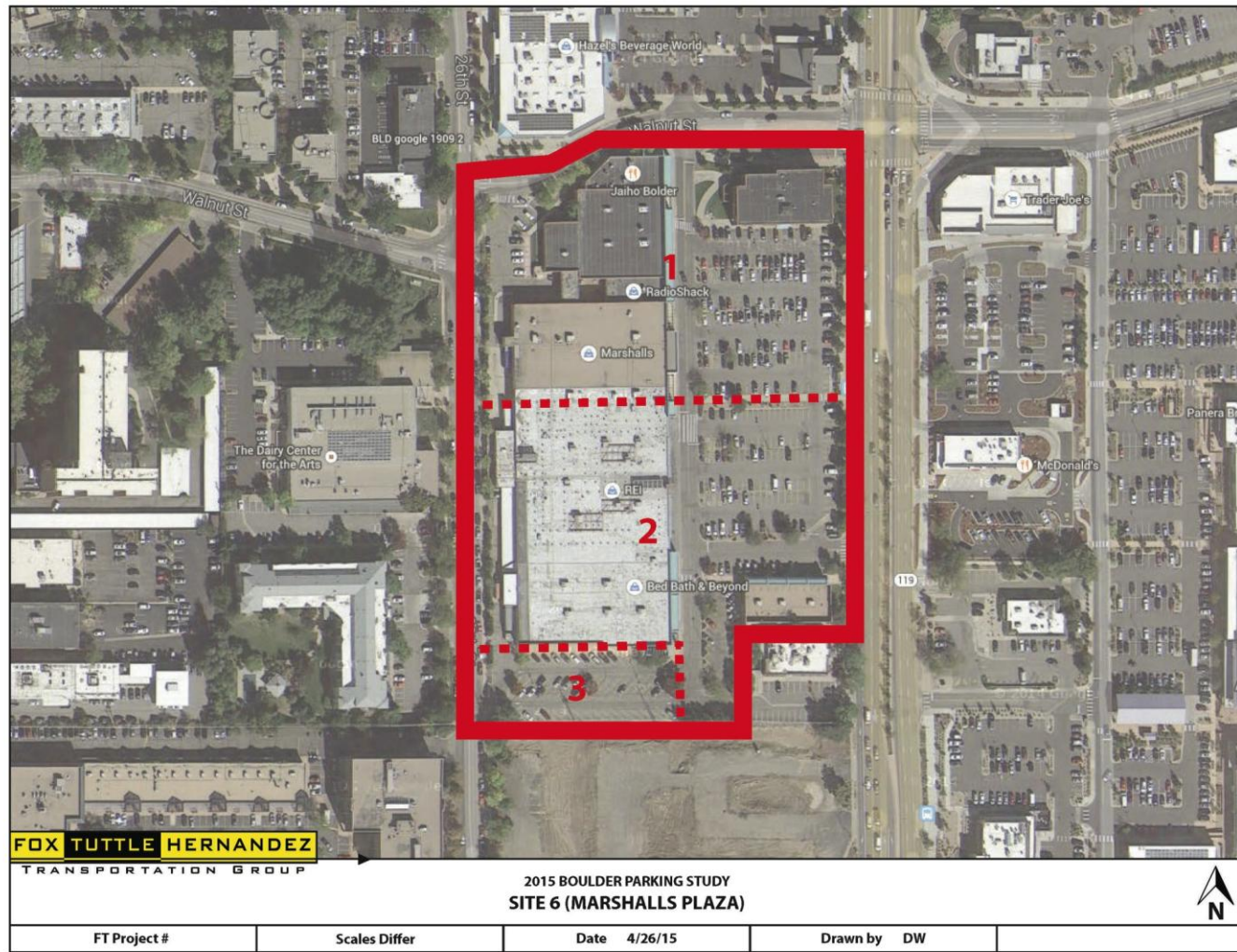


Correlations to Multimodal Transportation

- **Walkability**
- **Bike Network**
- **Transit Network**



2015 Commercial Data Results



Marshall's Plaza
Constructed: 1969, 1985
Neighborhood Access Score: 70 - 86





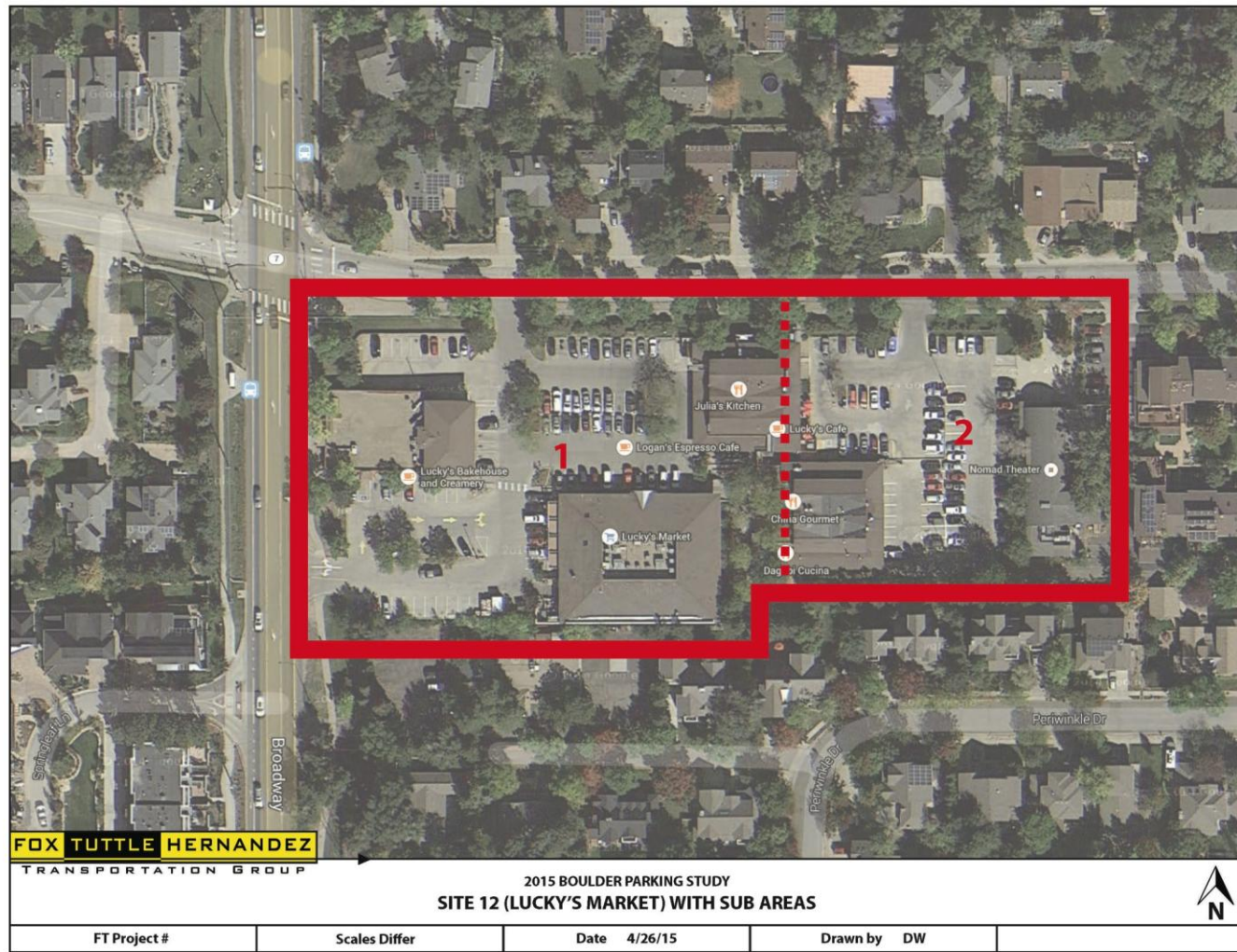




Target
Constructed: 1978
Neighborhood Access Score: 70 - 86







Lucky's Market and Nomad Theater
Constructed: 1948, 1985, 1986, 1952
Neighborhood Access Score: 46 - 56



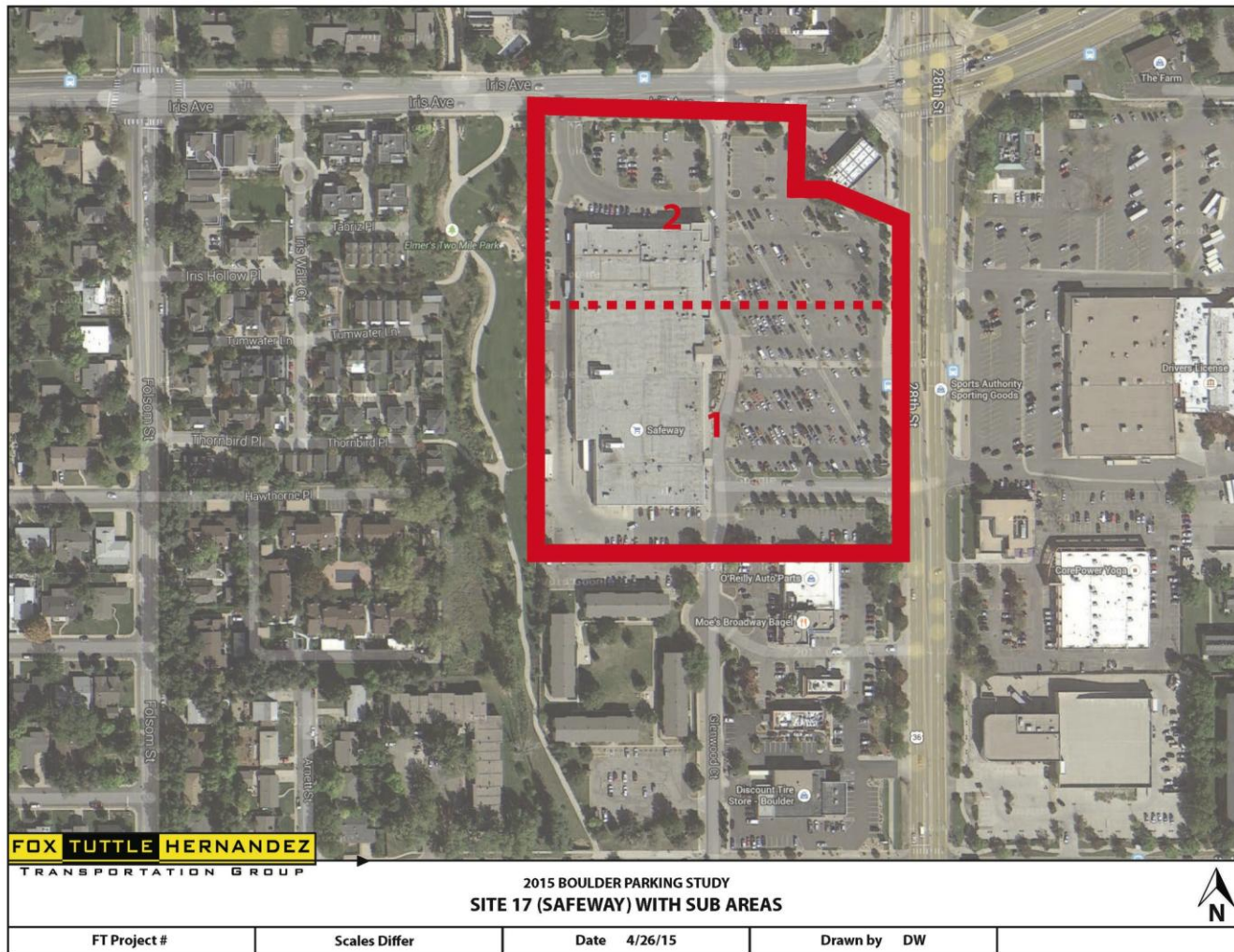




Hazel's Beverage and Restaurants
Constructed: 1996, 1999
Neighborhood Access Score: 70 - 86







Safeway
Constructed: 1966
Neighborhood Access Score: 70 - 86

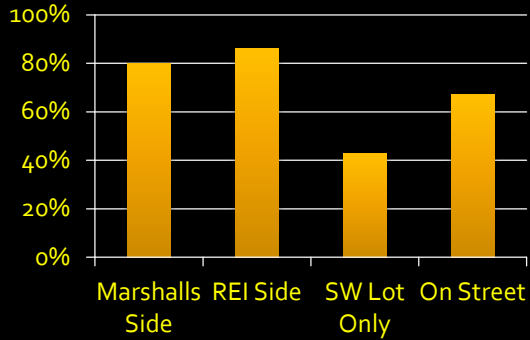






Loftus Development
Constructed: 2012
Neighborhood Access Score: 70 - 86

Marshall's Plaza



Hazel's/Wahoo's

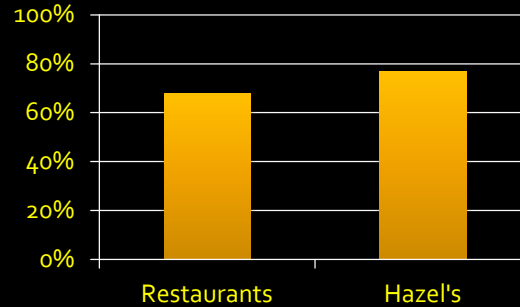
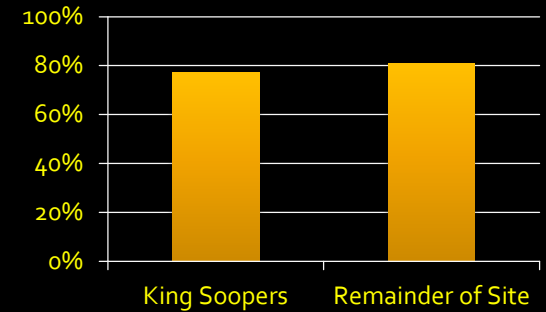
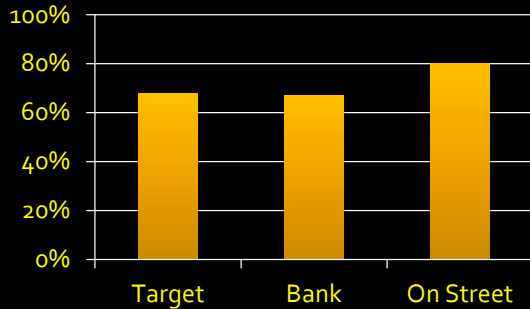


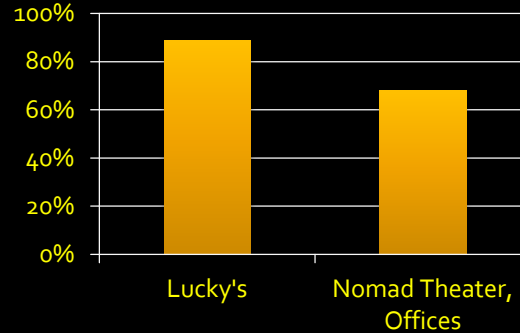
Table Mesa (2014)



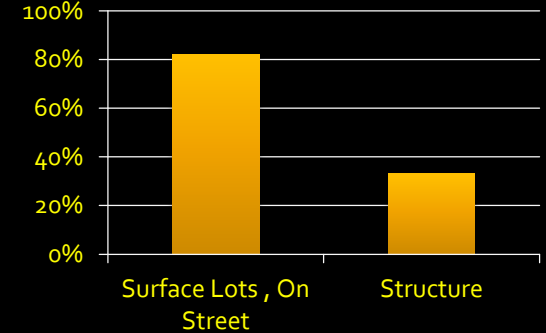
Target



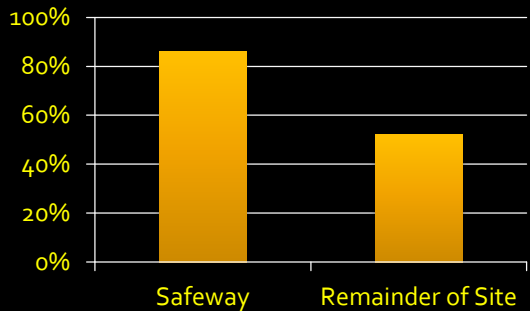
Lucky's/Nomad



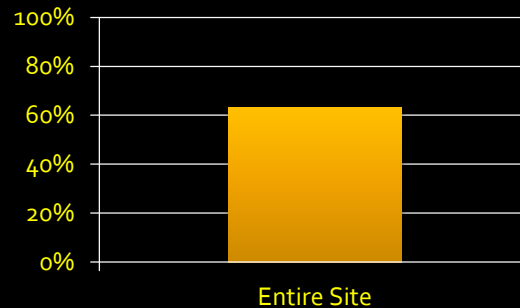
29th Street (2014)



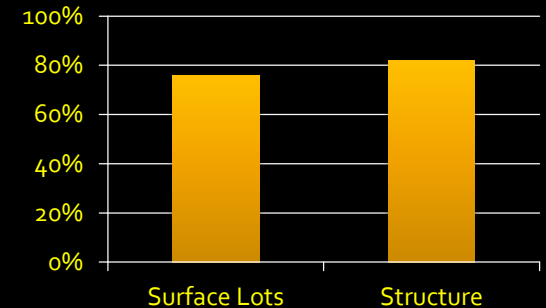
Safeway



Loftus

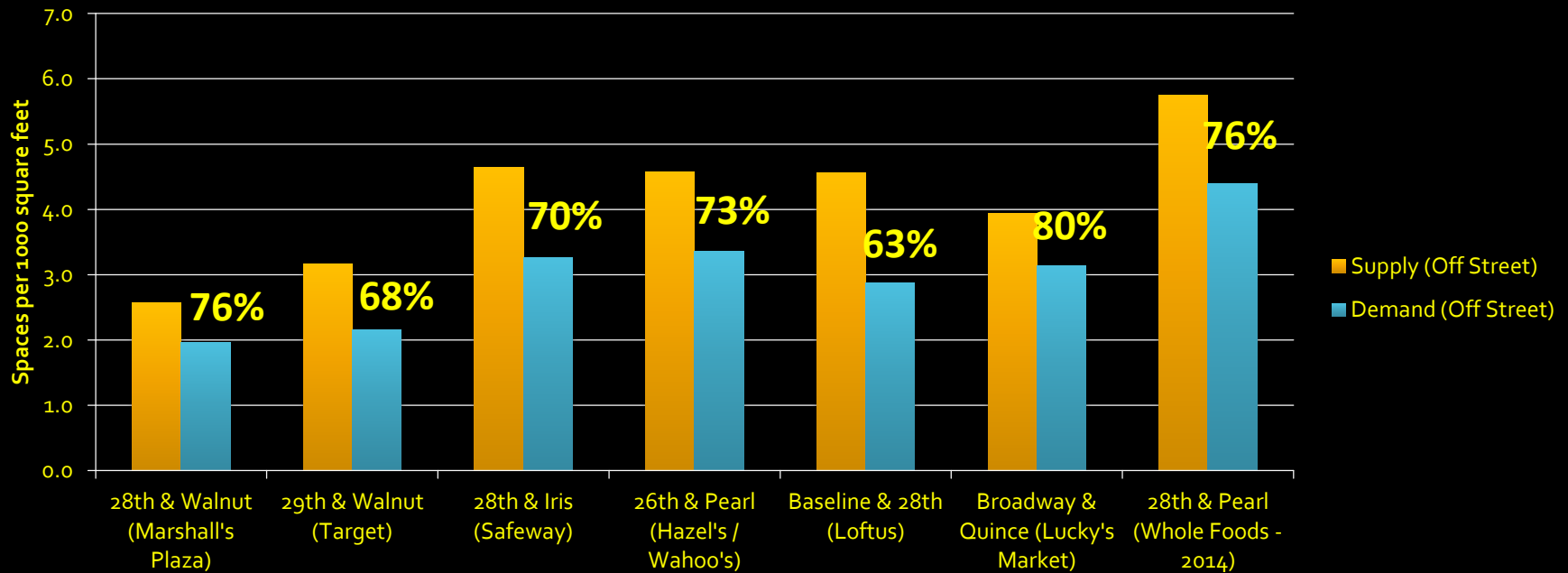


Whole Foods (2014)



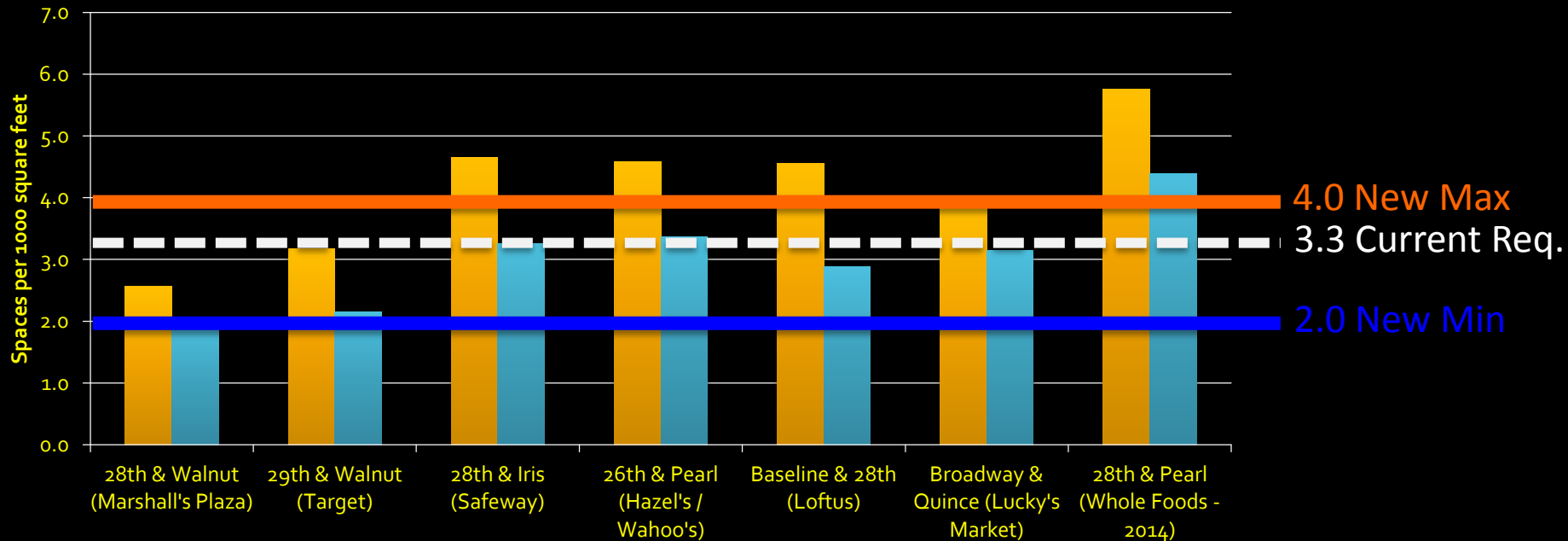
How much parking was occupied?

Parking Supply & Highest Demand Rates for Commercial Sites



What is the recommendation?

Parking Supply & Highest Demand Rates for Commercial Sites



2015 Office Data Results



Manhattan & South Boulder Offices
Constructed: 1988, 1994, 2005
Neighborhood Access Score: 36 - 45







Flatiron & Central Offices
Constructed: 1987, 1995, 1990
Neighborhood Access Score: 15 - 25

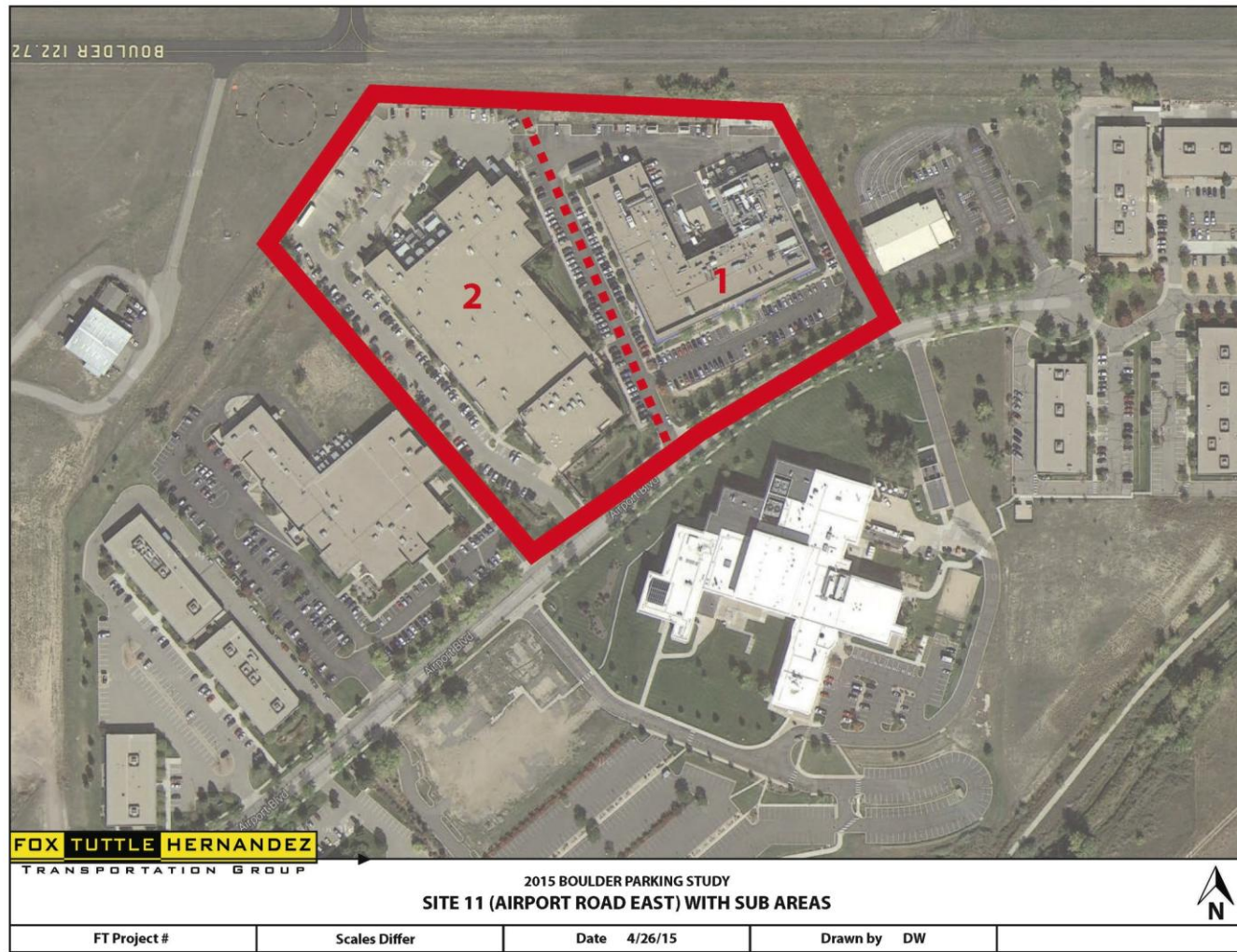






Pearl East Offices
Constructed: 1991, 1988
Neighborhood Access Score: 15 - 25





Airport Road East Offices
Constructed: 1991, 2001
Neighborhood Access Score: 0 - 6







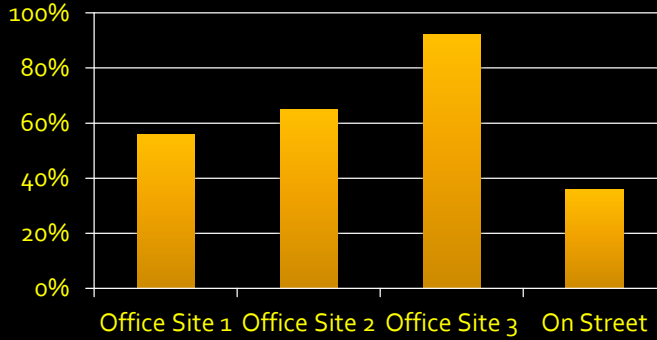
Google Campus
Constructed: 1999
Neighborhood Access Score: 70 - 86



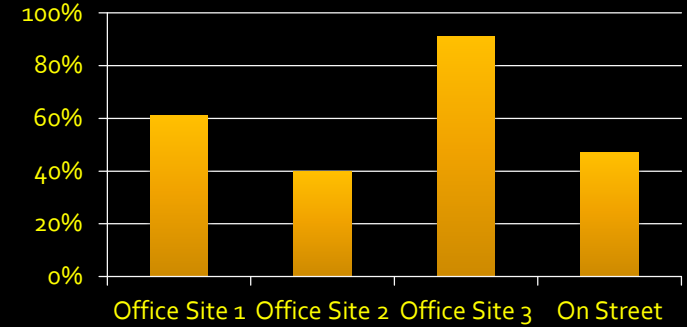


% Peak Utilization for Office Sites by Sub-Area

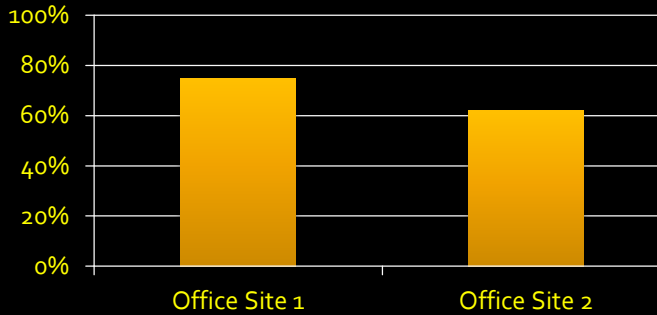
Manhattan & S. Boulder



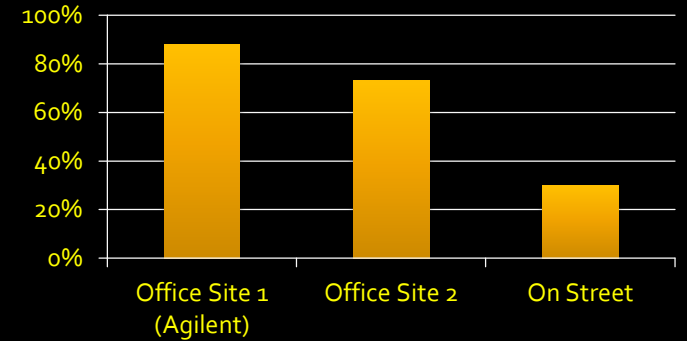
Flatiron & Central Avenue



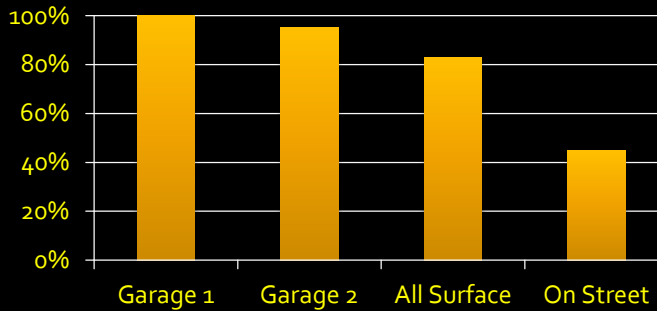
Pearl Circle East



Airport Road East

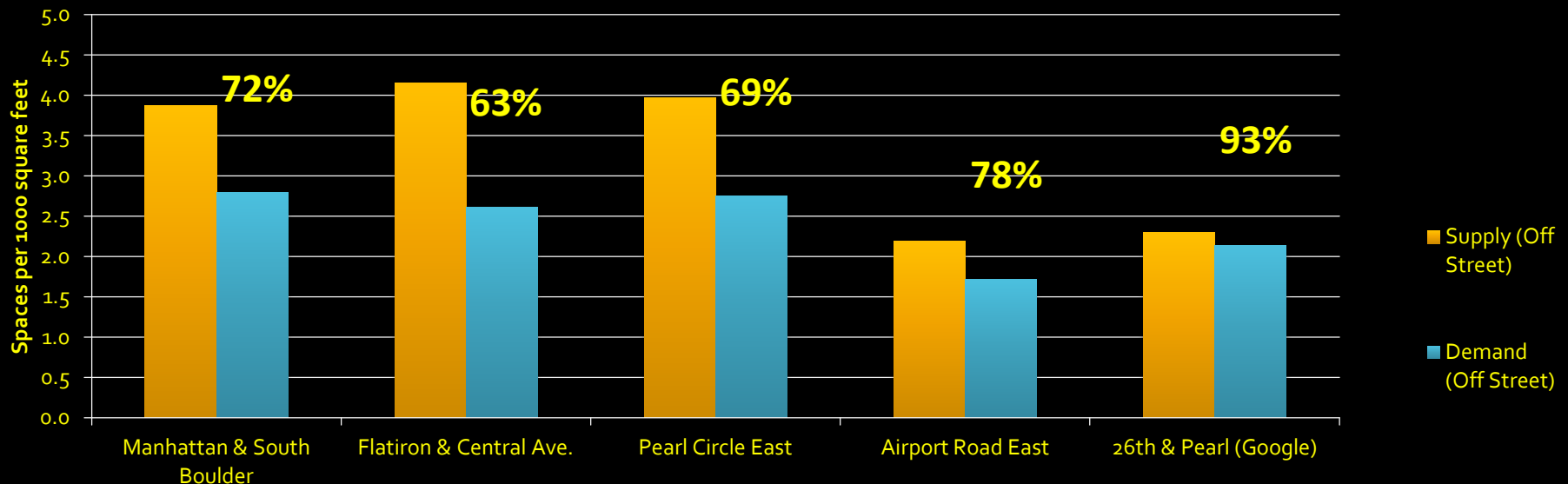


Google Campus



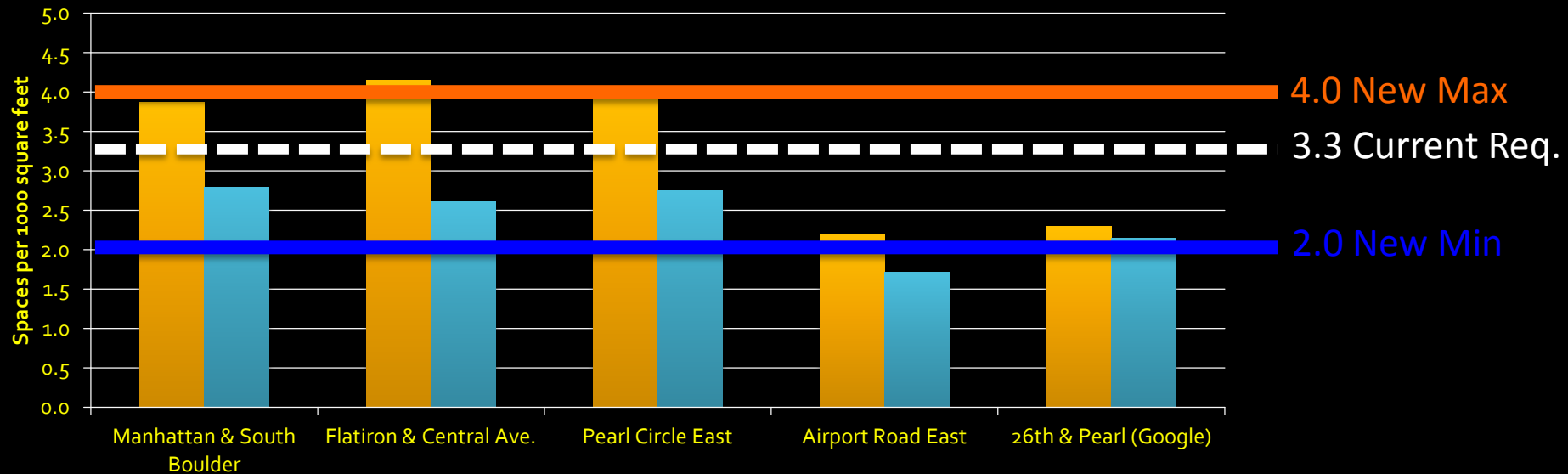
How much parking was occupied?

Parking Supply & Highest Demand Rates for Office Sites

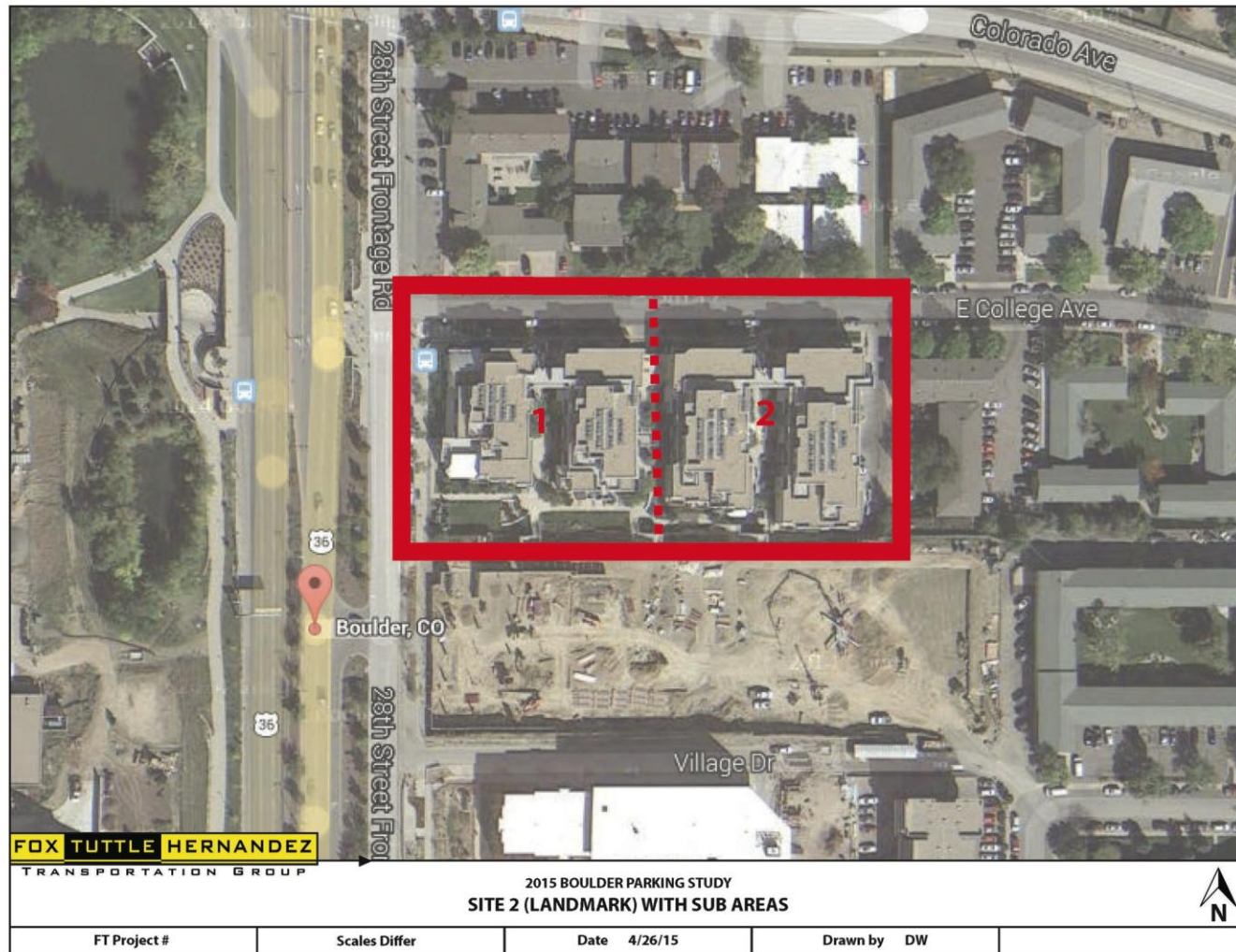


What is the recommendation?

Parking Supply & Highest Demand Rates for Office Sites



2015 Residential Data Results



Landmark
Constructed: 2008
Neighborhood Access Score: 36 - 45





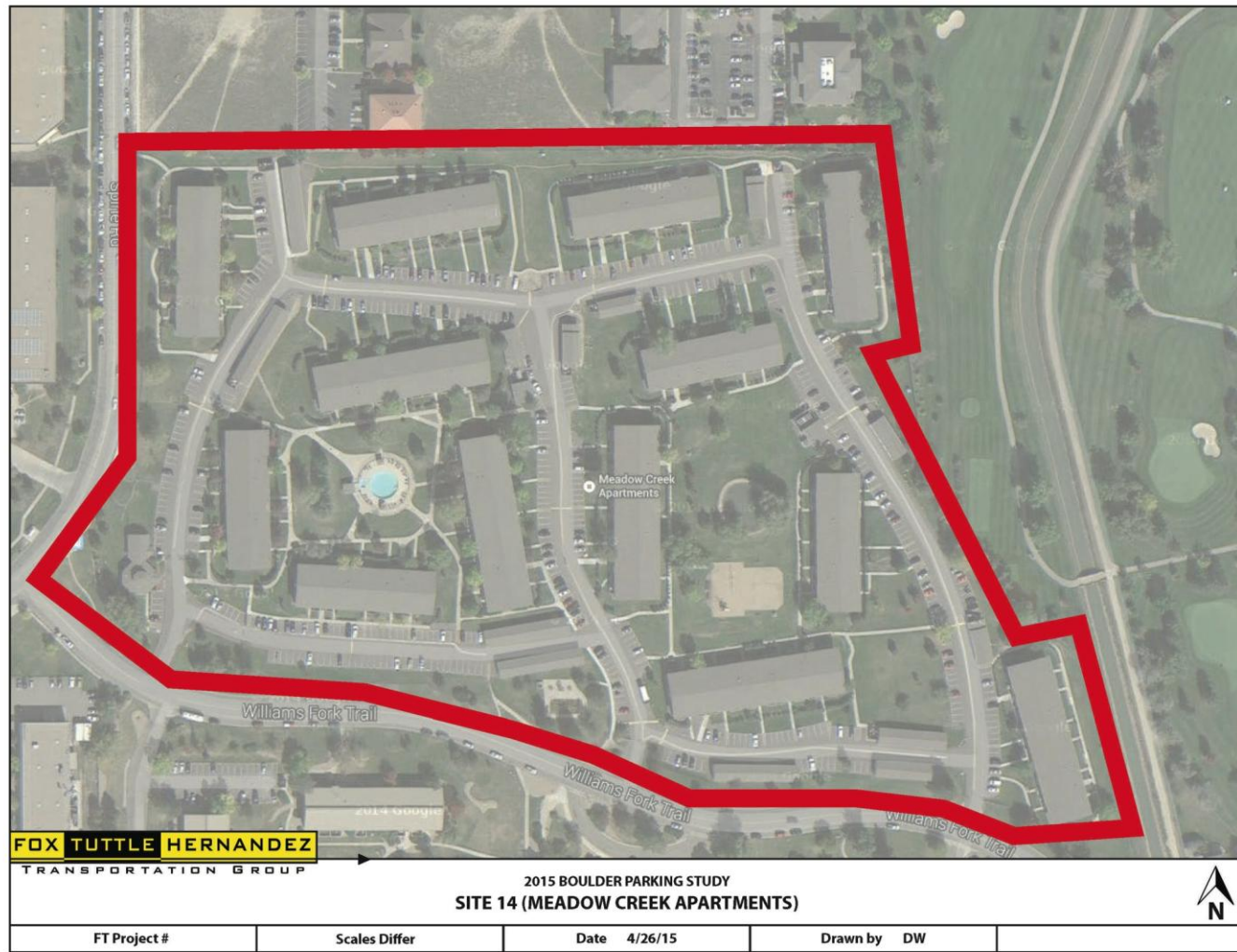
Glenlake Apartments
Constructed: 1967
Neighborhood Access Score: 57 - 69





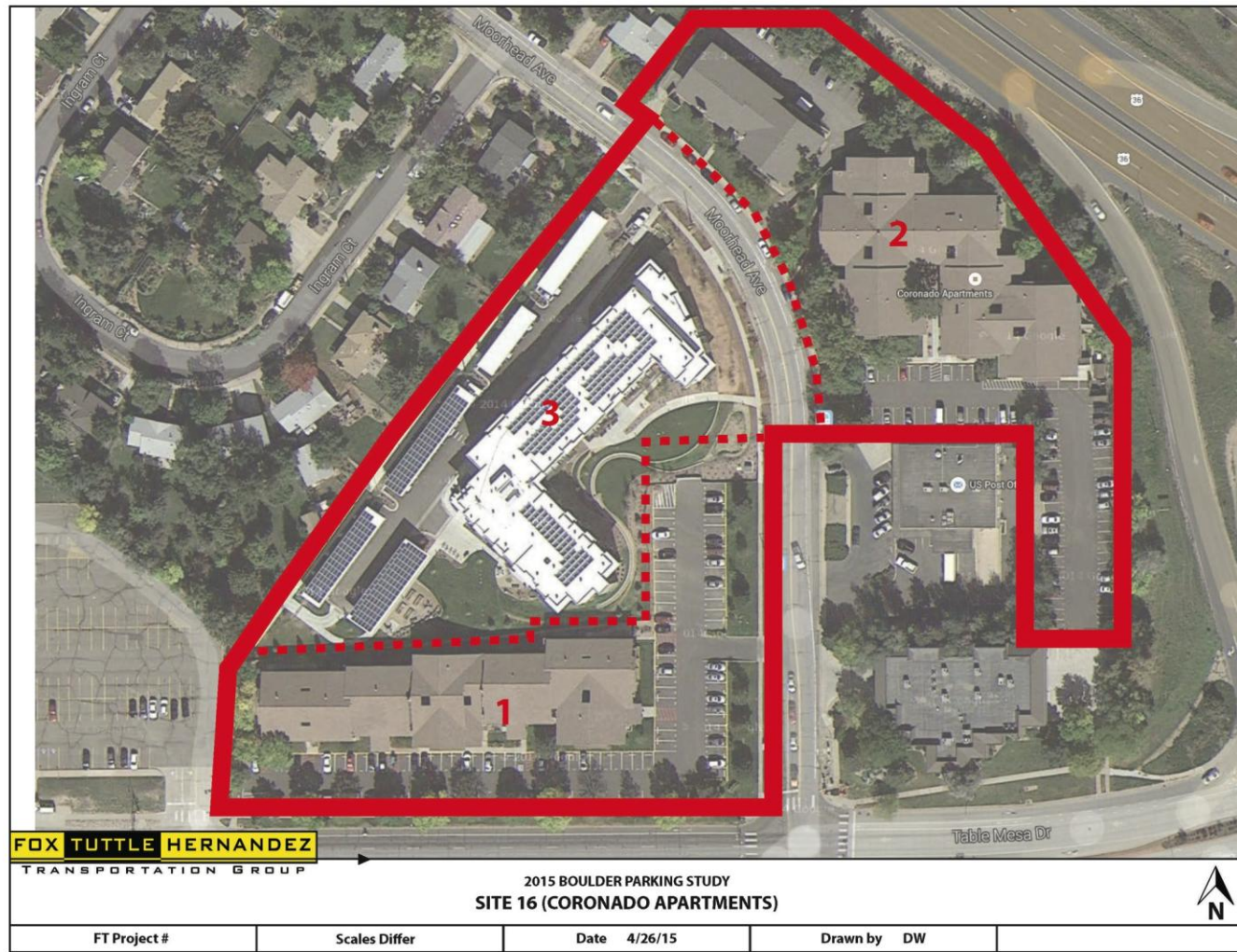
Creekside Apartments
Constructed: 1993
Neighborhood Access Score: 57 - 69





Meadow Creek Apartments
Constructed: 1968
Neighborhood Access Score: 36 - 45





Coronado Apartments
Constructed: 1972, 2013
Neighborhood Access Score: 57 - 69





17th & Broadway Multiple Sites
Constructed: 1967, 1963, 1972, 1961, 1957
Neighborhood Access Score: 57 - 69





Steelyards Residential
Constructed in: 2002 – 2005
Neighborhood Access Score: 57 - 69



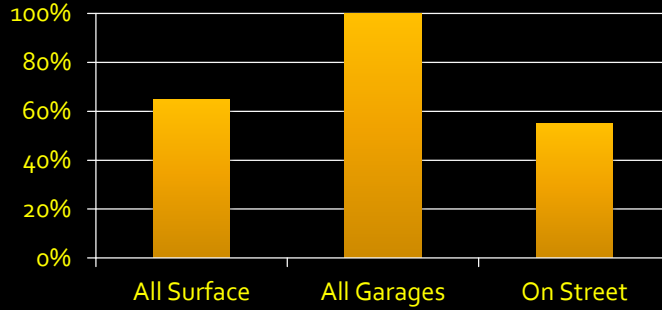


Uptown Broadway Residential
Constructed in: 2008
Neighborhood Access Score: 57 - 69

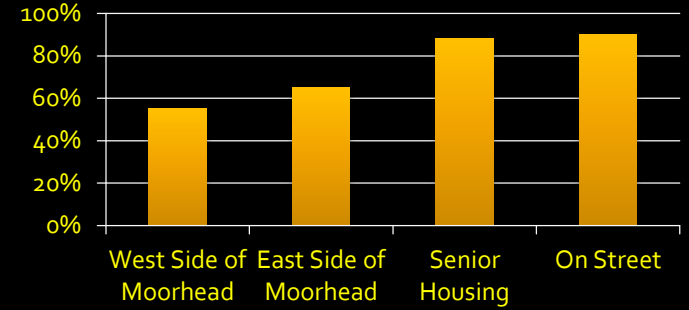


% Peak Utilization for Residential Sites by Sub-Area

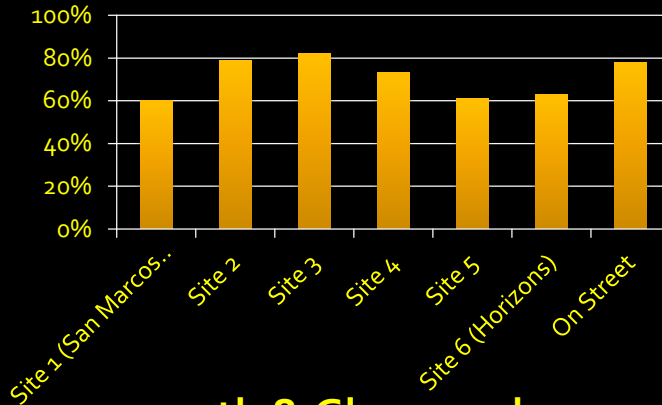
Creekside Apartments



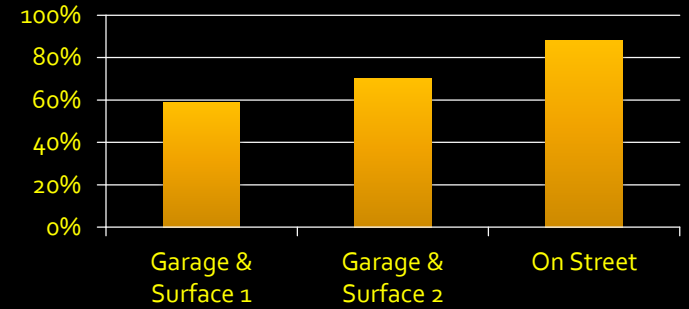
Coronado Apartments



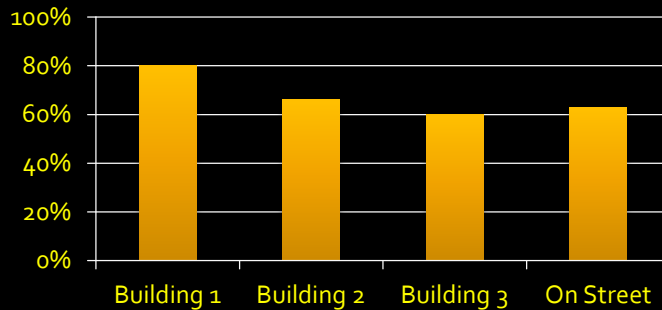
17th & Broadway



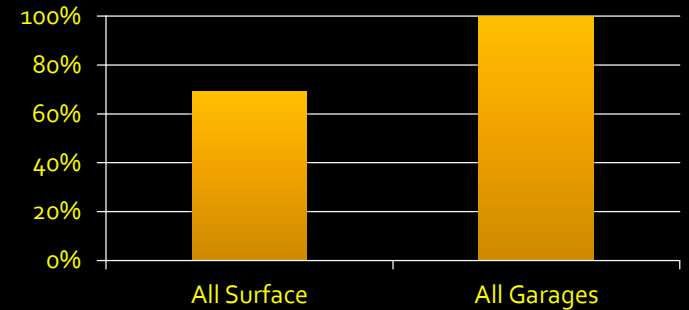
Landmark



30th & Glenwood

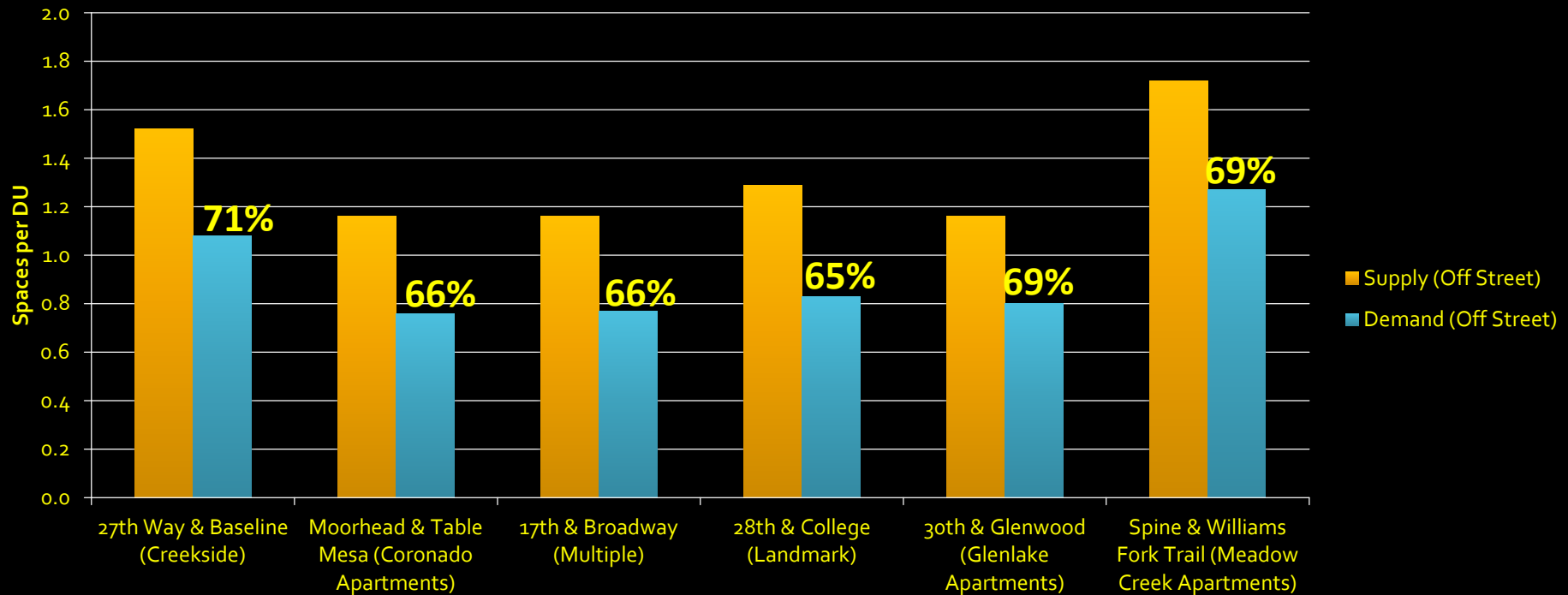


Meadow Creek Apts.



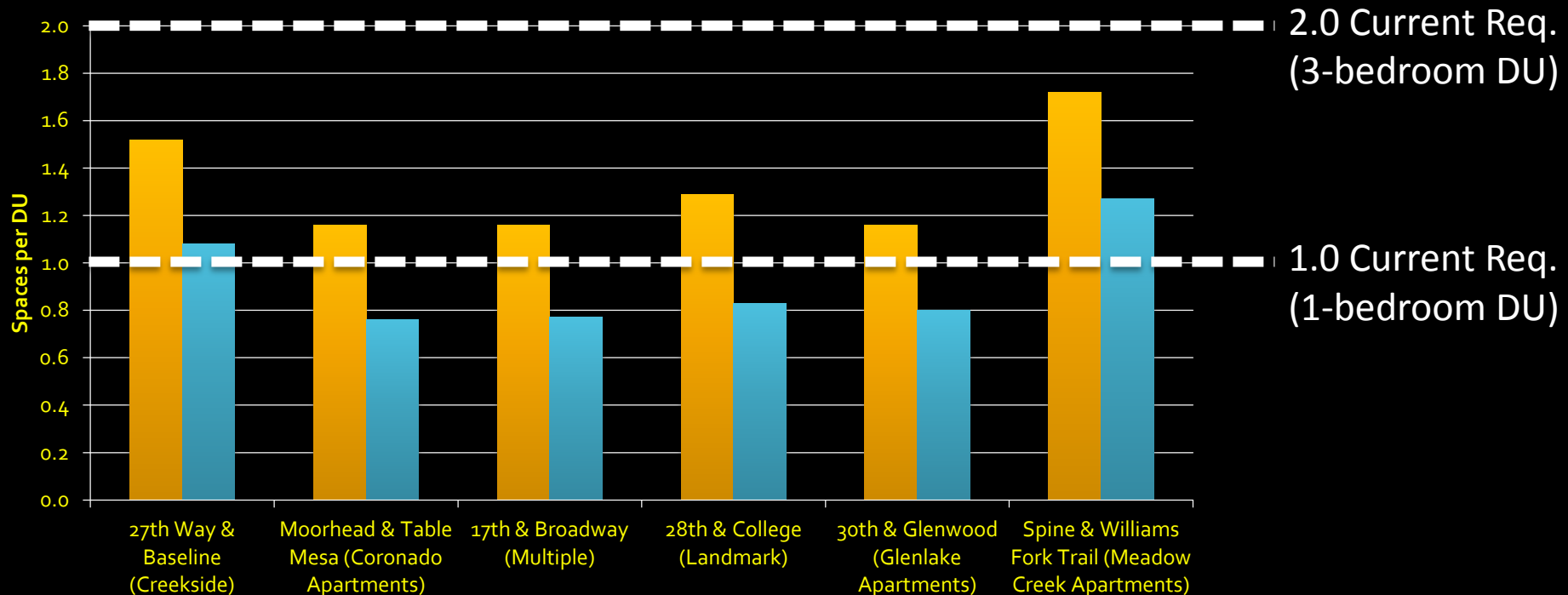
How much parking was occupied?

Parking Supply & Highest Demand Rates for Residential Sites



What is the recommendation?

Parking Supply & Highest Demand Rates for Residential Sites



Discussion

- Are the ranges reasonable?
- Should they apply citywide?
- Should TMD be required at low end?
- What other data do you need?